

**Use Table for Proposed Changes to Zoning Ordinance  
Updated November 4, 2014**

Land Uses in Existing Ordinance	District in Existing Ordinance	Land Uses in New Ordinance	Section in New Ordinance	Definitions & Standards in New Ordinance
Agriculture, horticulture, floriculture or viticulture on a parcel of five acres or more	All Districts, Sec. 30-5 (a)	Agriculture; parcel of 5 or more acres	Sec 6.6.1	<u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture. <u>Standards:</u> In the Open Space District. Includes accessory purposes as are proper and usual, provided that buildings or structures do not exceed 700 square feet in gross floor area or provided seating facilities, whether permanent or temporary, are not in excess of 20 seats.
Buildings for Religious Purposes	All Districts, Sec. 30-5 (a)	Religious Institution	Sec 6.3.10	<u>Defined:</u> A church, synagogue, house of worship, or other uses for religious purposes, on land owned or leased by a religious sect or denomination, or on land owned by the Commonwealth or a non-profit educational institution. <u>Standards:</u> [Excluded for length]
Buildings for non-profit or public educational purposes	All Districts, Sec. 30-5 (a)	School or other educational purposes, public or non-profit	Sec 6.3.11	<u>Defined:</u> Any building or part of a building used as a public or private educational institution containing one or more rooms, with provisions for 2 or more pupils. <u>Standards:</u> [Excluded for length]
Family child care home, large family child care home, day care centers	All Districts, Sec. 30-5 (a)	Family child care home, large family child care home, day care centers	Sec 6.3.4	<u>Defined:</u> <b>Family Child Care Home.</b> As defined and licensed under G.L. c. 28A, a private residence which on a regular basis receives for temporary custody and care not more than 6 children at a time. <b>Large Family Child Care Home.</b> As defined and licensed under G.L. c. 28A, a private residence which on a regular basis receives for temporary custody and care up to and including 10 children at a time.

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				<p><b>Day Care Center.</b> As defined and licensed under G.L. c. 28A, a facility which on a regular basis receives for temporary custody and care more than 10 children at a time.</p> <p><u>Standards:</u> [Excluded for length]</p>
Public Uses	All Districts, Sec. 30-5 (a)	Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Agriculture, horticulture, floriculture or viticulture on a parcel of less than five acres	All Districts by special permit, Sec. 30-5 (b)	Agriculture; parcel under 5 acres	Sec 6.6.1	<p><u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture.</p> <p><u>Standards:</u> In the Open Space District. Includes accessory purposes as are proper and usual, provided that buildings or structures do not exceed 700 square feet in gross floor area or provided seating facilities, whether permanent or temporary, are not in excess of 20 seats.</p>
For-profit educational	All Districts by	School or other educational	Sec 6.3.11.B.2	<p><u>Defined:</u> Any building or part of a building</p>

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purposes	special permit, Sec. 30-5 (b)	purposes, for-profit		used as a public or private educational institution containing one or more rooms, with provisions for 2 or more pupils. <u>Standards:</u> A for-profit school or other education use requires a special permit.
Removal of sod, loam, subsoil, sand and/or gravel for the purpose of sale	All Districts by special permit, Sec. 30-5 (b) ----- Limited Manufacturing by special permit, Sec. 30-12 (e)	Resource Extraction	Sec 6.6.10	<u>Defined:</u> The removal of resources, such as sod, loam, subsoil, sand and/or gravel, from the premises for the purpose of sale. <u>Standards:</u> Resource extraction requires a special permit.
Placement of a retaining wall of four feet or more, measured from foot to highest point	All Districts by special permit, Sec. 30-5 (b)	<i>Not in Use Table</i>	Sec 5.4	
Activities which are necessary in connection with scientific research or scientific development or related production, accessory to activities permitted as a matter of right, so long as it is found that the proposed accessory use does not substantially derogate from the public good. No rDNA	All Districts by special permit, Sec. 30-5 (b)	Scientific research and development activities, accessory	Sec 6.7.8	<u>Defined:</u> Activities necessary in connection with scientific research or scientific development or related production, accessory to activities permitted as a matter of right, so long as it is found that the proposed accessory use does not substantially derogate from the public good. <u>Standard:</u> Notwithstanding anything in this subsection, no recombinant DNA research shall be permitted as an accessory use.
Cemeteries	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private	Sec 6.3.1	<u>Defined:</u> A burial ground or graveyard. Cemetery includes: 1. Chapel or crematorium situated on the grounds of

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		Public Use	Sec 6.3.9	<p>and operated in connection with a cemetery; and 2. Service buildings and greenhouses in cemeteries, provided these are used entirely for the private purposes of the cemetery and not for business purposes.</p> <p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Chapel or crematorium on grounds of and operated in connection with a cemetery	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private	Sec 6.3.1	<p><u>Defined:</u> A burial ground or graveyard. Cemetery includes: 1. Chapel or crematorium situated on the grounds of and operated in connection with a cemetery; and 2. Service buildings and greenhouses in cemeteries, provided these are used entirely for the private purposes of the cemetery and not for business purposes.</p>

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		Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Service buildings and greenhouses in cemetery	All Districts by special permit, Sec. 30-5 (b)	Cemetery, Private	Sec 6.3.1	<p><u>Defined:</u> A burial ground or graveyard. Cemetery includes: 1. Chapel or crematorium situated on the grounds of and operated in connection with a cemetery; and 2. Service buildings and greenhouses in cemeteries, provided these are used entirely for the private purposes of the cemetery and not for business purposes.</p>
		Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens;</p>

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				<p>4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Stormwater/grading requirements	All Districts, Sec. 30-5 (c)	<i>Not in Use Table</i>	Sec 5.3	
Self-service gas stations	All Districts by special permit, Sec. 30-5 (c)	<i>Not in Use Table</i>	Sec 6.4.15	<p><u>Defined:</u> <b>1. Fuel establishment.</b> Any business, including a gasoline service station, which for wholesale or retail sales or any combination thereof, expands an existing capacity or introduces on-site fuel, petroleum products, gas, LNG, or propane for residential, commercial, industrial or motor vehicle use or sales, in an amount in excess of 5,000 gallons. Excluded are residential properties storing 5,000 gallons of fuel oil or less. <b>2. Gasoline service station.</b> A building or structure or part of a building or structure used in connection with tanks, pumps and other appliances for supplying motor vehicles with gasoline, compressed air, oil, water and similar supplies, and accessories and/or used in connection with making minor repairs and</p>

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				<p>adjustments on motor vehicles, other than structural repairs. <b>3. Fuel oil distributor.</b> Any business which stores fuel oil above or underground for the purposes of direct resale to retail customers of the fuel oil distributor or to other fuel oil distributors.</p> <p><u>Standards:</u> The following or similar uses shall not occur in conjunction with a gasoline service station or be considered an accessory use to a gasoline service station unless such use has been authorized pursuant to a special permit: carwash; trailer or motor vehicle leasing; retail outlets or service establishments; self-service gasoline pumping facilities.</p>
Public Streets & Highways	Public Use District, Sec. 30-6 (a) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>

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Commons	Public Use District, Sec. 30-6 (b) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Public Gardens	Public Use District, Sec. 30-6 (c) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner,</p>



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				the building must be constructed in accordance with Section 5-58.
Parks & conservation areas	Public Use District, Sec. 30-6 (d) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Playgrounds	Public Use District, Sec. 30-6 (e) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any

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				otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Public Parking Lots	Public Use District, Sec. 30-6 (f) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Railroads	Public Use District, Sec. 30-6 (g) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject

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				only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Waterworks reservations	Public Use District, Sec. 30-6 (h) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Public purposes	Public Use District, Sec. 30-6 (i) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or

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				<p>accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Publicly-owned cemeteries	Public Use District, Sec. 30-6 (j) and by reference, in All Districts and Mixed Use 4, Sec. 30-5 (a)(4) and Sec. 30-13 (h)(2) Table B	Public Use	Sec 6.3.9	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Agriculture, forestry, horticulture, floriculture, & viticulture	Open Space District, Sec 30-7 (b)(1)	<p>Agriculture; parcel of 5 or more acres</p> <p>Agriculture; parcel under 5 acres</p>	Sec 6.6.1	<p><u>Defined:</u> Includes horticulture, silviculture, floriculture, viticulture.</p> <p><u>Standards:</u> In the Open Space District. Includes accessory purposes as are proper and usual, provided that buildings or structures do not exceed 700 square feet in gross floor area or provided seating facilities, whether permanent or</p>

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				temporary, are not in excess of 20 seats.
Conservation of flora, fauna, or natural conditions	Open Space District, Sec 30-7 (b)(2)	Public Use	<p>Sec 6.3.9</p> <p>Sec 2.3.2</p>	<p><u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p> <p><u>Defined:</u> Such accessory uses as are proper and usual with the uses permitted by right or allowed by special permit, provided that buildings or structures in the OS/R District do not exceed 700 square feet in gross floor area or provide seating facilities, whether permanent or temporary, in excess of 20 seats.</p>
Control of erosion, sedimentation, & storm runoff affecting the site	Open Space District, Sec 30-7 (b)(3)	<i>Not a use; these are design features frequently required by City and State law for projects throughout the City and</i>	Sec. 5.3	

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		<i>accessory to buildings, pavement, etc.</i>		
Privately owned cemeteries	Open Space District, Sec 30-7 (b)(4)	Cemetery, Private	Sec 6.3.1	<u>Defined:</u> A burial ground or graveyard. Cemetery includes: 1. Chapel or crematorium situated on the grounds of and operated in connection with a cemetery; and 2. Service buildings and greenhouses in cemeteries, provided these are used entirely for the private purposes of the cemetery and not for business purposes.
Active & passive outdoor recreational activities, including golf courses, boating, play areas, nature studies/walks but no motorized vehicles.	Open Space District, Sec 30-7 (b)(5)	Outdoor Recreation, Private	Sec 6.6.7	<u>Define:</u> Includes, but is not limited to, golf courses, boating, play areas, nature studies and walks. Standards: In Open Space districts recreational uses shall not permit the operation of motorized recreational vehicles (other than golf carts) such that automobiles used for races of any sort, dirt bikes, motorcycles, snowmobiles, dune buggies or motor boats, nor shall sports stadiums be permitted as either a principal or accessory use. Includes accessory purposes as are proper and usual, provided that buildings or structures do not exceed 700 square feet in gross floor area or provided seating facilities, whether permanent or temporary, are not in excess of 20 seats.
		Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or

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				constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58. Also, motorized vehicle prohibition as above.
Accessory Uses, not to exceed 700 sq ft or 20 seats	Open Space District, Sec 30-7 (b)(6)	<i>Not in Use Table</i>	Sec 2.3.2	<u>Defined:</u> Such accessory uses as are proper and usual with the uses permitted by right or allowed by special permit, provided that buildings or structures in the OS/R District do not exceed 700 square feet in gross floor area or provide seating facilities, whether permanent or temporary, in excess of 20 seats.
Accessory Uses allowed with site plan review	Open Space District, Sec 30-7 (c)	<i>Not in Use Table</i>	Sec 2.3.2	<u>Defined:</u> To be added
Dining rooms, conference & meeting facilities, & clubhouses with country clubs or golf courses	Open Space District by special permit, Sec. 30-7 (d)(1)	Country Club Facilities	6.4.11	Defined: Dining rooms, conference or meeting facilities and clubhouses associated with a country club or golf course.

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Buildings or structures used in conjunction with allowed uses	Open Space District by special permit, Sec. 30-7 (d)(2)	<i>Not in Use Table</i>	Sec 2.3.2	<u>Defined:</u> To be added
Indoor swimming pools, indoor tennis courts or similar indoor recreational facilities	Open Space District by special permit, Sec. 30-7 (d)(3)	Indoor Recreation Facility	Sec 6.6.6	<u>Defined:</u> Indoor swimming pools, indoor tennis courts, or similar indoor recreational activities.
Buildings providing seating facilities for not more than 200 people	Open Space District by special permit, Sec. 30-7 (d)(4)		Sec 2.2.2.	Defined: The use of the land set aside as permanent open space shall be limited to recreation and open space uses, and no building, structures, driveways or parking areas other than buildings or structures or recreational and maintenance equipment used in connection with such land shall be erected or placed thereon. Said Buildings or structures shall have an aggregate floor area of less than 0.5% of the area of such designated open space. No more than 200 person maximum occupancy facilities are allowed.
Dwelling for one family	All Single and Multi-Residence Districts, Sec 30-8 (a)(1) and 30-9 (a)(1)	Single Family, detached	Sec 1.5.1 A	<u>Defined:</u> A building or structure that contains only one principal dwelling unit.
Non-conforming uses permitted under section 30-21	All Single and Multi-Residence Districts, Sec 30-8 (a)(2) and 30-9 (a)(1)	<i>Not in Use Table</i>	Sec 8.3	<u>Defined:</u> A building the use or construction of which does not conform in whole or in part to the use or construction regulations of the district in which the building is located.
Accessory uses such as: Housing for resident	All Single and Multi-Residence	<i>Not in Use Table</i>	Sec 3.3.2	<u>Define:</u> <b>B. By Right in All Districts.</b> Such accessory purposes as are proper



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domestic employees, renting of rooms for not more than 3 lodgers, parking/storage of recreational trailers/vehicles (with standards), parking/storing not more than 1 commercial vehicle (w/ standards)	Districts, Sec 30-8 (a)(3) and 30-9 (a)(1)			<p>and usual with dwellings for single families, including but not limited to: 1. Housing of resident domestic employees; 2. Renting of rooms for not more than 3 lodgers; 3. Parking or storage of recreational trailers or vehicles, provided that if not parked or stored within a garage or other enclosed structure, such trailer or vehicle shall not be parked or stored within the area between any front line of the principal building and the street line, or stored within the side or rear setback, and further provided that such trailer or vehicle may be parked in the side or rear setback for a period not to exceed 7 days; 4. Parking or storing of not more than one commercial vehicle no larger than 18 feet in length or 7 feet in width and containing no more than 4 square feet of advertising on any one side, provided that such vehicle shall not be stored between any front line of the principal building and the street line, or in the side or rear setback unless stored within a garage or other enclosed structure; 5. Home businesses subject to Sec. 7.2.12; and 6. Accessory apartments subject to Sec. 7.2.5.</p> <p><b>C. By Special Permit in All Single Residence Districts</b></p> <p>1. A private garage with provision for more than 3 automobiles, or a private garage of more than 700 square feet in area, or more than one private garage per</p>
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				single-family dwelling; 2. Detached Accessory apartments subject to provisions of Sec. 7.2.5; 3. Home businesses subject to the provisions of 7.2.12; and 4. Accessory purposes as are proper and usual with the preceding special permit uses and are not injurious to a neighborhood as a place for single-family residences
Home businesses subject to 30-8c	All Single and Multi-Residence Districts, Sec 30-8 (a)(4) and 30-9 (a)(1)	Home Business	Sec 6.7.5	Defined: Any commercial activity conducted within a dwelling unit by the residents thereof as an accessory use to the residential use of the dwelling unit, provided that no sale of merchandise, whether retail or wholesale, takes place on the premises, except as expressly permitted by the provisions of Sec. 6.7.5.B.5. [following is a list of allowed home businesses and other restrictions]
Accessory Apartments subject to 30-8d1	All Single and Multi-Residence Districts, Sec 30-8 (a)(5) and 30-9 (h)	Accessory Apartment, Internal Accessory Apartment, Detached	Sec will all be in Sec 6.7	<b>Defined: Apartment, Internal</b> a. An accessory apartment located within a single-family dwelling and the owner of the single-family dwelling occupies either the main dwelling unit or the accessory apartment; [following is further list of restrictions/standards] <b>Accessory Apartment, Detached</b> a. An accessory apartment not located within a single-family dwelling and the owner of the single-family dwelling occupies either the main dwelling unit or the accessory apartment; [following is further list of restrictions/standards]

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Association of persons living together in a common dwelling	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(1) and 30-9 (b)(1)	Association of persons in a common dwelling	Sec 6.2.7	<u>Defined:</u> A group of 5 or more persons 18 years of age or older, who are unrelated by blood, marriage or adoption living together in a common dwelling.
Congregate living facility	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(2) and 30-9 (b)(1)	Congregate living facility	Sec 6.2.9	<u>Defined:</u> An association of persons living together in a shared living environment which integrates shelter and service needs of elderly, functionally impaired or functionally isolated persons who are otherwise in good health and can maintain a semi-independent lifestyle and who do not require constant supervision or intensive health care as provided by an institution. Each resident may have a separate bedroom, living room, kitchen, dining area or bathroom, or may share living, dining, and bathroom facilities with other persons. Such facility shall be deemed an association of persons living together in a single dwelling and not a lodging house.
Hospital, sanitarium, convalescent or rest home or other like institution	All Single and Multi-Residence Districts, Business Districts 1-4 and Business 5 by special permit, Sec 30-8 (b)(3) and 30-9 (b)(1), Sec. 30-11 (d)(1), and Sec.	Hospital Sanitarium, convalescent or rest home or other like institution	Sec 6.3.6 Sec 6.3.6	

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	30-11 (i)(1)			
Library, museum, or other cultural institution	All Single and Multi-Residence Districts and Business 5 by special permit, Sec 30-8 (b)(4) and 30-9 (b)(1) and Sec. 30-11 (i)(2)	Library, museum, similar institution	Sec 6.3.7	
Club or clubhouse provided that a chief activity is not a service customarily carried on as a business	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(5) and 30-9 (b)(1)	Club, clubhouse	Sec 6.3.2	<p><u>Defined:</u> <b>1. Club.</b> Any organization of persons having a common purpose, provided that said purpose is not a profit venture. <b>2. Clubhouse.</b> Any building or structure used, in whole or in part, by a club.</p> <p><b>Standards:</b> In residence district zones, a clubhouse shall maintain the appearance of a residential building or structure of type and character similarly located within such zone and further provided that the lot area covered by such building, structure, driveways and required parking shall not exceed 50%.</p>
Riding school or stock farm	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(6) and 30-9 (b)(1)	Riding school, stock farm	Sec 6.6.7	
Private garage with provision for more than three automobiles or a private garage of more	All Single and Multi-Residence Districts by special permit,	<i>Not in Use Table</i>	Sec 3.3.3	<p><u>Defined:</u> Except as provided in Sec. x.x accessory buildings shall conform to the following requirements: 1. An accessory building shall be no nearer to any side or</p>

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than 700 sq ft or for more than one private garage per single family dwelling	Sec 30-8 (b)(7) and 30-9 (b)(1)			<p>rear lot line than 5 feet, and no nearer to any front lot line than the distance prescribed for the principal building; 2. An accessory building with a sloping roof shall have a maximum height of 22 feet. An accessory building with a flat roof shall have a maximum height of 18 feet. An accessory building shall have no more than 1.5 stories; 3. The ground floor area, of an accessory building shall not exceed 700 square feet; 4. If the accessory building is a garage, unless a special permit is granted for each Dwelling unit:</p> <p>a. There shall be no more than one garage, whether or not it is located in an accessory building; b. A garage shall provide for not more than 3 vehicles; c. The ground floor area of a garage shall not exceed 700 square feet.</p> <p><u>Standards:</u> Accessory structures other than accessory buildings referenced above must conform to the applicable setback requirements for the principal building</p>
Radio or television transmission station, subject to 30-18 A	All Single and Multi-Residence Districts, Business 5, Manufacturing, and Mixed-Use 1 by special permit, Sec 30-8 (b)(8) and 30-9 (b)(1), Sec. 30-	Radio or television transmission station	<p>Sec 6.4.25</p> <p>Sec 6.9</p>	<p><u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory 5. Public</p> <p><u>Defined:</u> <b>Wireless communication equipment:</b> Any device or other apparatus, fixed at a location, for transmission and reception of telecommunication that performs the function of antennas, together with any supporting structures, equipment and</p>

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	11 (i)(3), 30-12 (a)(8), and 30-13 (b)(9)			<p>facilities ancillary and/or accessory thereto, including, but not limited to, panel antennas, whip antennas, free-standing monopoles (not lattice shaped towers except as allowed in subsection (d)(2) below), dish and cone shaped antennas, satellite earth station antennas, personal wireless communication systems facilities, paging service facilities, cellular telephone service facilities, mobile radio service facilities and related equipment boxes. <b>Wireless Mesh Network:</b> A comprehensive wireless communication network comprised of wireless communication equipment consisting of multiple peer radio access points or repeaters small enough to be mounted on the arm of existing municipal light or power poles, as allowed by the review process under Section X</p> <p><b>Antenna:</b> A device, usually a metal rod, dish or panel, for receiving and transmitting electromagnetic signals, including, but not limited to radio, video, telephone or data transmissions. Building-mounted wireless communication equipment is comprised of roof-mounted and facade-mounted wireless communication equipment. <b>Facade-mounted wireless communication equipment:</b> Wireless communication equipment attached to a vertical wall, exterior surface or ornamental feature other than the roof of a building or</p>
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				<p>structure. <b>Interior-mounted wireless communication equipment:</b> Wireless communication equipment that is wholly within a building or structure, including such equipment within a mechanical penthouse, steeples, bell towers, cupolas or other architectural features which are not completely enclosed. <b>Roof-mounted wireless communication equipment:</b> Wireless communication equipment attached to the primary roof of the building. <b>Satellite earth station antenna:</b> An antenna intended for transmission or reception of communications to or from one or more other satellite earth stations by means of one or more reflecting satellites.</p>
Structures supporting radio, television or telephone transmissions or receiving stations including dish antennas, subject to 30-18 A	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(9) and 30-9 (b)(1)	Radio, television, or telephone transmission structure	<p>Sec 6.4.25</p> <p>Sec 6.9</p>	<p><u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory</p> <p>5. Public</p> <p><u>Defined:</u> <b>Wireless communication equipment:</b> Any device or other apparatus, fixed at a location, for transmission and reception of telecommunication that performs the function of antennas, together with any supporting structures, equipment and facilities ancillary and/or accessory thereto, including, but not limited to, panel antennas, whip antennas, free-standing monopoles (not lattice shaped towers except as allowed in subsection (d)(2) below), dish and cone shaped antennas, satellite earth station antennas,</p>

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				<p>personal wireless communication systems facilities, paging service facilities, cellular telephone service facilities, mobile radio service facilities and related equipment boxes. <b>Wireless Mesh Network:</b> A comprehensive wireless communication network comprised of wireless communication equipment consisting of multiple peer radio access points or repeaters small enough to be mounted on the arm of existing municipal light or power poles, as allowed by the review process under X.</p> <p><b>Antenna:</b> A device, usually a metal rod, dish or panel, for receiving and transmitting electromagnetic signals, including, but not limited to radio, video, telephone or data transmissions. Building-mounted wireless communication equipment is comprised of roof-mounted and facade-mounted wireless communication equipment. <b>Facade-mounted wireless communication equipment:</b> Wireless communication equipment attached to a vertical wall, exterior surface or ornamental feature other than the roof of a building or structure. <b>Interior-mounted wireless communication equipment:</b> Wireless communication equipment that is wholly within a building or structure, including such equipment within a mechanical penthouse, steeples, bell towers, cupolas or other architectural features which are</p>
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				not completely enclosed. <b>Roof-mounted wireless communication equipment:</b> Wireless communication equipment attached to the primary roof of the building. <b>Satellite earth station antenna:</b> An antenna intended for transmission or reception of communications to or from one or more other satellite earth stations by means of one or more reflecting satellites.
Conversion of a structure in existence Dec 2, 1974 to occupancy by more than family (w/ standards)	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(10) and 30-9 (b)(1)	<i>Not in Use Table</i>	Sec 3.1.11	
Single family attached dwellings (w/ standards)	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(13) and 30-9 (b)(1)	Single Family, Attached	Sec 6.2.3 Sec 1.5.1 C	<u>Define:</u> Contains 3 or more dwelling units, attached to one another at the ground level and each having a separate primary and secondary access at ground level; or 2. Contains 2 dwelling units and is not a two-unit detached dwelling.
Clustered single family dwellings subject to 30-15k	All Single and Multi-Residence Districts by special permit, Sec 30-8 (b)(14) and 30-9 (b)(1)	Open Space Preservation Development	Sec 3.2.13	The Board of Aldermen may give site plan approval and grant a special permit for additional building types in Residence Districts subject to the following: Parking and Driveways in Multi Residence Districts. No parking space for single-family attached dwellings shall be located within 20 feet of a boundary line and no driveway shall be located within 10 feet of a side or rear lot line.
Dwelling for two families	All Multi-	Two-family, Detached	Sec 1.5.1 B	<u>Defined:</u> Two-Family, Detached. A

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	Residence Districts 30-9 (a)(2)			building or structure that meets the following requirements: It contains 2 principal dwelling units; and It contains either a common floor-ceiling assembly between the upper and lower level dwelling units, or a common wall connector and a common roof connector.
Boarding house, rooming house, and lodging house for 4 or more people	All Multi-Residence Districts by special permit, 30-9 (b)(2)	Boarding House	Sec 6.2.8	<u>Defined:</u> Any dwelling designed, occupied or intended for occupancy by 4 or more lodgers (defined as a person who occupies space for living and sleeping purposes without separate cooking facilities, paying rent, which may include an allowance for meals; and who is not a member of the housekeeping unit). Includes rooming house, lodging house.
Nonprofit institutions or organizations organized and operated for welfare and philanthropic purposes and serving the general welfare of the city	All Multi-Residence Districts by special permit, 30-9 (b)(3)	Nonprofit institutions	Sec 6.3.8	<u>Defined:</u> An institution or organization organized and operated for welfare and philanthropic purposes and serving the general welfare of the City.
Conversion of a structure in existence on May 7, 1979 to occupancy by more than 2 families (w/ standards)	Multi-Residence 1 by special permit, Sec. 30-9 (c)(1)	<i>Not in Use Table</i>	Sec 3.2.11	The conversion of a structure in the MR 1 District in existence on May 7, 1979, to more than two families, is allowed following approval of a special permit by the Board of Aldermen, provided that there shall be no exterior alterations of the structure, other than those necessary to comply with applicable health, building and fire codes, and subject to minimum lot area of 5,000 square feet per family
Multifamily dwelling	Multi-Residence	Multifamily Dwelling	Sec 6.2.4	<u>Standards:</u> 1. BU-1 through BU-4. Multi-

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	2 and 3, Business Districts 1-4, and Mixed Use 1 and 2 by special permit, Sec. 30-9 (d)(1), Sec. 30-11 (d)(8), Sec. 30-13 (b)(10), and Sec. 30-13 (e)(9)		Sec 1.5.1 D	unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to conditions (noted in 6.2.4)  <u>Defined:</u> Multifamily. A building or structure containing 3 or more primary dwelling units.
Funeral home (w/standards)	Multi-Residence 2 and 3, Business Districts 1-4, and Mixed Use 2 by special permit, Sec. 30-9 (d)(2), Sec. 30-11 (d)(5), and Sec. 30-13 (e)(6)	Funeral home	Sec 6.4.16	<u>Standards:</u> In the MR district: 1. No portion of the lot or tract shall be further than 500 feet from a Business District; 2. The proprietor, manager or a person in responsible charge shall maintain a permanent residence in the funeral home; 3. Hearses used by the funeral home and stored on the premises shall be garaged under cover.
Garden Apartments (w/standards)	Multi-Residence 2 by special permit, Sec. 30-9 (e)	Multifamily Dwelling		
Residential care facility (w/standards)	Multi-Residence 3 by special permit, Sec. 30-9 (f)(1)	Residential care facility	Sec 6.2.14	<u>Defined:</u> A residential care facility shall consist in part of independent dwelling units, and shall contain a combination of central cooking and dining facilities, recreation facilities and shall provide to all its residents, specified medical services, which medical services shall include, but

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				<p>are not limited to, nursing and dietary assistance, together with the availability on the premises of full-time nursing care in a licensed care facility, provided that at least one occupant of each dwelling unit shall be at least 65 years of age or older.</p> <p><u>Standards:</u> 1. In the MR 3 District. A special permit is required, subject to the following conditions: a. The ratio of gross floor area devoted to residential purposes to lot or site area shall not exceed 0.67. Such gross residential floor area shall include hallways, stairwells, utility rooms and other similar areas which are directly accessory to independent dwelling units. Such gross residential floor area shall not include garage, library, activity, office, medical care, eating, assembly or other special supportive areas; b. The Board of Aldermen may establish a limitation upon the maximum number of persons to be permitted per dwelling unit; and the Board of Aldermen may establish a minimum staff requirement for the residential care facility, provided, however, that the Board of Aldermen may, if circumstances warrant, grant a special permit for construction of a residential care facility with a lesser lot or site area per dwelling unit, a lesser number of parking spaces per dwelling unit, a greater gross floor area or a greater gross residential floor area ratio, but in no case: i. With less than 850</p>
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				square feet of lot or site area per dwelling unit; ii. With a gross floor area ratio of more than 2.0; iii. With a gross residential floor area ratio of more than 1.34; iv. With less than 0.25 parking spaces per dwelling unit.
Multi-family dwelling w/ dining rooms & related facilities (w/ standards)	Multi-Residence 4 by special permit, Sec. 30-9 (g)	Multifamily Dwelling	Sec 6.2.4          Sec 1.5.1 D	<u>Standards:</u> 1. BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to conditions. <u>Defined:</u> Multifamily. A building or structure containing 3 or more primary dwelling units.
Office	Business 1-4, Manufacturing, Limited Manufacturing, and Mixed Use 1 and 2, Sec. 30-11 (a)(1), Sec 30-12 (a)(3), Sec 30-12 (d)(1), Sec 30-13 (a)(1), Sec 30-13 (c)(1),	Office	Sec 6.4.21	<u>Defined:</u> Offices for professional, business, or medical purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises. <u>Standards:</u> In the MU-3 District, an office is allowed on the ground floor by special permit.
Retail store, salesroom, or showroom for retail business but not for the sale of motor vehicles	Business 1-4 and Limited Manufacturing, Sec. 30-11 (a)(2), and Sec.	Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 6.4.31	<u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise.

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	30-12 (d)(1)			<u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.
Library or museum	Business 1-4, Limited Manufacturing, and Mixed Use 2 and 3, Sec. 30-11 (a)(3), and Sec. 30-12 (d)(1), Sec. 30-13 (c)(4), Sec. 30-13 (f)(2)	Library, museum	Sec 6.3.7	
Bank, excluding drive-in facilities	Business 1-4, Limited Manufacturing, and Mixed Use 1 and 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (a), Sec 30-13 (c)	Bank	Sec 6.4.3	<u>Defined:</u> Bank, trust company or other banking institution. <u>Standards:</u> 1. Drive-in facilities are prohibited in the BU 1, 2, 3 and 4, MU 1 and 2, and LM Districts.
Theatre, hall or club	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Theatre, hall	Sec 6.3.12	
Barbershop, beauty parlor, tailor, shoe repair shop or similar service establishment	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a),	Personal Services	Sec 6.4.4	

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	Sec 30-12 (d), Sec 30-13 (c)			
Retail dry cleaning or laundry	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Dry cleaning or laundry, retail	Sec 6.4.13	
Job printing establishment, no more than three (3,000) sq ft for work or storage	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Business Services	Sec 6.4.19	
Restaurants having not more than 50 seats which are not opened between the hours of 11:30 pm and 6:00 am and are not fast food restaurants	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Restaurant, 50 seats or less	Sec 6.4.30	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing

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				restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Bakery, the products of which are sold at retail & only on the premises	Business 1-4, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (d), Sec 30-13 (c)	Retail Sales	Sec 6.4.2	<u>Defined:</u> A bakery selling products at retail and only on premise.
Dwelling units above the first floor provided that the first floor is used for a use allowed in B above	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Residential Use, above ground floor	Sec 6.2.4	<u>Defined:</u>  <u>Standards:</u> BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to the following conditions: a. Business services. Where deemed necessary by the Board of Aldermen because of the number of residents to be accommodated on the lot or tract, business facilities for the



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				<p>individual convenience of the residents, such as barbershops, beauty parlors, tailors, shoe repair shops and similar personal services, newsstands, drugstores, food shops, dining rooms and similar retail uses, medical and related professional services, gasoline selling and service stations and parking lots and similar services may be conducted within a multi-unit dwelling except that dining rooms with related facilities may be conducted within a building attached to and made an integral part of a multi-unit dwelling but shall not exceed 2% of the gross floor area of all buildings containing dwelling units; provided, that there shall be no entrance to such a place of business except from the inside of the building, except for gasoline selling and service stations and parking lots; there shall be no signs or advertising matter pertaining to such business services outside of any building and no illuminated signs in the windows of the business facilities, and the gross floor area of the business services including dining rooms and related facilities shall not exceed 5% of the gross floor area of all buildings containing dwelling units; b. No building shall be closer to any other building on the lot or tract than a distance equal to the sum of their heights nor in any case closer than 50 feet. The Board of Aldermen may permit buildings to be erected closer to</p>
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				each other in cases where by reason of the location or size of the buildings on such lot or tract and the relationship of one building to another, there is assurance of adequate light, air and privacy, and the approval of the site plans by the board of aldermen shall constitute the granting of such permission.
Accessory parking facilities – single level	Business 1-4, Manufacturing, Limited Manufacturing, and Mixed Use 2, Sec. 30-11 (a), Sec 30-12 (a), Sec 30-12 (d), Sec 30-13 (c)	Parking Facility, Accessory, Single Level	Sec 6.4.25	<u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory, 5. Public
Dwelling for 1 or 2 families in existence as of January 1, 2000 (w/ standards)	Business 1-4, Limited Manufacturing, Sec. 30-11 (a), Sec 30-12 (d)	Single Family, detached  Two Family, Detached	Sec 6.2.1  Sec 1.5.1 A  Sec 6.2.2	<u>Defined:</u> See Sec. 1.6.1. Standards: A dwelling with 1 unit in existence as of January 1, 2000, but only on a lot abutted on two or more sides by lots in residentially-zoned districts and subject to the density and dimensional controls for the abutting residentially-zoned lots. <u>Defined:</u> Single-Family, Detached. A building or structure that contains only one principal dwelling unit. <u>Defined:</u> See Sec. 1.6.1. B. Standards. A dwelling with 2 units in existence as of January 1, 2000, but only on a lot abutted on two or more sides by lots in residentially-zoned districts and subject to the density and dimensional controls for

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			Sec 1.5.1 B	the abutting residentially-zoned lots. <u>Defined:</u> Two-Family, Detached. A building or structure that contains 2 principal dwelling units; and contains either a common floor-ceiling assembly between the upper and lower level dwelling units, or a common wall connector and a common roof connector.
Broadcasting Studio	Business 1-4 and Mixed Use 2 by special permit, Sec. 30-11 (d), Sec 30-13 (e)	Radio or television transmission station or structure Radio or tv broadcasting studio	Sec 6.4.29  Sec 6.9	<u>Defined:</u> [reserved] <u>Standards:</u> Wireless communication equipment shall be subject to Sec. 6.9.
Laboratory	Business 1-4 and Mixed Use 2 by special permit, Sec. 30-11 (d), Sec 30-13 (e)	Laboratory and Research Facility	Sec 6.5.12	<b>With No Recombinant DNA</b> <u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances. <u>Standards:</u> a. No recombinant DNA research or technology is involved. b. In the BU 5 District, the facility is exclusively for research purposes with no manufacturing on the premises. <b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.
Hotel/motel	Business 1-4 and Mixed Use 2 by special	Hotel or Lodging Establishment	Sec 6.4.18	<u>Defined:</u> A building or several buildings containing 6 or more sleeping rooms for guests, other than a dormitory, lodging

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	permit, Sec. 30-11 (d), Sec 30-13 (e)			house or apartment house. <u>Standards:</u> 1. In the BU 5 District, in addition to the density and dimensional controls set forth in Sec. 4.1.3, the lot or tract of land shall have a minimum area of 2 acres and 25% of the lot or tract of land shall be in landscaped area.
Job printing w/ more than 3,000 sq ft for work/storage	Business 1-4 by special permit, Sec. 30-11 (d)	Job Printing	Sec 6.4.19	
Non-accessory parking facilities or multi-level accessory parking facilities	Business 1-4 and Manufacturing by special permit, Sec. 30-11 (d), Sec 30-13 (c)	Parking Facility, non-accessory, multi-level	Sec 6.4.25	<u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory, 5. Public
Restaurants having over 50 seats which are not opened between the hours of 11:30 pm and 6:00 am and are not fast food restaurants except hour restriction does not apply to those in hotels (sp in B)	Business 1-4 by special permit, Sec. 30-11 (d)	Restaurant, over 50 seats	Sec 6.4.30	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common

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				Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Drive-in or open air business and appurtenant buildings or a drive-in business as part of any building or land used for uses allowed in B (sp in B, sp in LM)	Business 1-4 and Limited Manufacturing by special permit, Sec. 30-11 (d), Sec 30-12 (e)	Drive-in Business  Open-air Business	Sec 6.4.12 (add standard)  Sec 7.4.23	<u>Defined:</u> A retail or consumer use of land or a building in which all or part of the business transacted is conducted by a customer from within a motor vehicle. <u>Defined:</u> A business conducted outdoors without any primary structure.
Elderly housing with services including residential care facilities and congregate care facilities (w/ standards)	Business 1-4 by special permit, Sec. 30-11 (d)	Elderly Housing	Sec 6.2.11	<u>Defined:</u> Elderly housing with services, including residential care facilities, assisted living facilities and congregate care facilities. <u>Standards:</u> In the business districts, <b>the</b> Board of Aldermen may grant a special permit for elderly housing with services with a lot area of no less than 400 square feet per dwelling unit.
PMBD	Business 4 by special permit, Sec. 30-11 (d)	PMBD	Sec 4.1.4	

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Wholesale business or storage warehouse – no outside storage	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Wholesale Business and Storage or Distribution Facility	Sec 6.5.27	<u>Defined:</u> Wholesale business, excluding the on-site collection or storage for wholesale sale of trash or yard waste of any sort (including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials). <u>Standards:</u> No outside storage.
Bowling alley	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Bowling Alley	Sec 6.4.7	
Office of a contractor, builder, electrician, plumber or similar enterprises, together with such storage buildings as are necessarily appurtenant thereto, no outside storage, no more than 40% is storage.	Business 2 and Limited Manufacturing, Sec. 30-11 (e), Sec 30-12 (d)	Office of a contractor, builder, electrician, plumber or similar enterprises	Sec 6.4.22	<u>Defined:</u> Office of a contractor, builder, electrician or plumber or similar enterprises, together with such storage buildings as are necessarily appurtenant thereto. <u>Standards:</u> No outside storage is permitted and no more than 40% percent of the total gross floor area may be used for storage.
Fuel establishment (w/ standards) (sp in BU2, M, MU1)	Business 2 Manufacturing, and Mixed Use 1 by special permit, Sec. 30-11 (g), Sec 30-12 (c), Sec. 30-13 (b)	Fuel Establishment	Sec 6.4.15	<u>Defined:</u> Any business, including a gasoline service station, which for wholesale or retail sales or any combination thereof, expands an existing capacity or introduces on-site fuel, petroleum products, gas, LNG, or propane for residential, commercial, industrial or motor vehicle use or sales, in an amount in excess of 5,000 gallons. Excluded are residential properties storing 5,000 gallons of fuel oil or less. <b>2. Gasoline service station.</b> A building or structure or

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				<p>part of a building or structure used in connection with tanks, pumps and other appliances for supplying motor vehicles with gasoline, compressed air, oil, water and similar supplies, and accessories and/or used in connection with making minor repairs and adjustments on motor vehicles, other than structural repairs. <b>3. Fuel oil distributor.</b> Any business which stores fuel oil above or underground for the purposes of direct resale to retail customers of the fuel oil distributor or to other fuel oil distributors.</p> <p><u>Standards:</u> The following or similar uses shall not occur in conjunction with a gasoline service station or be considered an accessory use to a gasoline service station unless such use has been authorized pursuant to a special permit: carwash; trailer or motor vehicle leasing; retail outlets or service establishments; self-service gasoline pumping facilities.</p>
Garage repair shop (sp in BU2, M, MU1, MU2)	Business 2 Manufacturing, and Mixed Use 1 and 2 by special permit, Sec. 30-11 (g), Sec 30-12 (c), Sec. 30-13 (b), Sec. 30-13 (e)	Vehicle Repair Shop	Sec 6.4.35	<p><u>Defined:</u> A building or part of a building in which repairs are made to motor vehicles, or a repair shop in a garage or other building in which heavy machinery is used. An automobile school shall be regarded as a motor vehicle repair shop.</p>
Indoor motor vehicles sales and service facility and areas for outdoor	Business 2 by special permit, Sec. 30-11 (g)	Vehicle Sales and Service Facility	Sec 6.4.36	<p><u>Defined:</u> The display, sales, storage and service of motor vehicles and the repair of motor vehicles performed in connection</p>

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sales, service, display, or storage of motor vehicles (w/ standards)				with said sales. Standards: In the Business 2 and Mixed Use 1 Districts, no lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting of the vehicles as the Board of Aldermen shall approve.
Areas for outside storage, display and sale of goods and materials (w/ standards)	Business 2 by special permit, Sec. 30-11 (g)	Outdoor Storage	Sec 6.4.24	
Fast food establishment, drive-in food establishment (sp in BU2, LM)	Business 2 and Limited Manufacturing by special permit, Sec. 30-11 (g), Sec. 30-12 (e)	Fast Food Establishment	Sec 6.4.14	<u>Defined:</u> An establishment whose primary business is the sale of food for consumption on or off the premises which is: a. Primarily intended for immediate consumption rather than for use as an ingredient or component of meals; b. Available upon a short waiting time; and c. Packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.
Place of amusement or place of assembly whether indoor or outdoor	Business 2 by special permit, Sec. 30-11 (g)	Place of amusement, indoor or outdoor	Sec 6.4.27	
Veterinary hospital	Business 2 and Mixed Use 1 and 2 by special permit, Sec. 30-11 (g), Sec. 30-13 (b), Sec. 30-13 (e)	Veterinary hospital	Sec 6.4.37	<u>Defined:</u> [reserved] <u>Standards:</u> In the MU-4 District, a veterinary hospital is allowed by special permit, but may not have overnight boarding.
Offices for professional	Business 5, Sec.	Office	Sec 6.4.21	<u>Defined:</u> Offices for professional,



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purposes or for business purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises	30-11 (h)			business, or medical purposes , excluding the retail sale of tangible personal property from a stock of goods on the premises. <u>Standards:</u> In the MU-3 District, an office is allowed on the ground floor by special permit.
Bank, trust company or other banking institution	Business 5, Sec. 30-11 (h)	Bank	Sec 6.4.3	<u>Defined:</u> Bank, trust company or other banking institution. <u>Standards:</u> 1. Drive-in facilities are prohibited in the BU 1, 2, 3 and 4, MU 1 and 2, and LM Districts.
Hotel, Motel (w/ standards)	Business 5 by special permit, Sec. 30-11 (i)	Hotel or Lodging Establishment	Sec 6.4.18	<u>Defined:</u> A building or several buildings containing 6 or more sleeping rooms for guests, other than a dormitory, lodging house or apartment house. <u>Standards:</u> 1. In all Business Districts, In the BU 5 District, in addition to the density and dimensional controls set forth in Sec. 4.1.3, the lot or tract of land shall have a minimum area of 2 acres and 25% of the lot or tract of land shall be in landscaped area.
Laboratory or research facility, no manufacturing & rDNA	Business 5 by special permit, Sec. 30-11 (i)	Laboratory and Research Facility	Sec 6.5.12	<b>With No Recombinant DNA</b> <u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances. <u>Standards:</u> a. No recombinant DNA research or technology is involved. b. In the BU 5 District, the facility is exclusively for research purposes with no manufacturing on the premises.

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				<b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.
Heliport (w/ standards)	Business 5, Manufacturing and Limited Manufacturing by special permit, Sec. 30-11 (i), Sec. 30-12 (c), Sec. 30-12 (e)	Heliport	Sec 6.7.4	<u>Defined:</u> An area used by helicopters or other steep-gradient aircraft for the purpose of picking up oris charging passengers or cargo, but not including facilities for helicopter fuel, service, maintenance or overhaul, or sale of products. <u>Standards:</u> Heliport in accordance with the provisions of Sec. xx. The density and dimensional controls set forth in Sec. xx shall not apply to heliports.
Assembly or fabrication of materials manufactured off-premises	Manufacturing and Mixed Use 1, Sec. 30-12 (a), Sec. 30-13 (a)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or

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				<p>any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials.</p> <p><u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.</p>
Research and development facility, laboratory, or research facility no rDNA	Manufacturing and Mixed Use 1 and 2, Sec. 30-12 (a), Sec. 30-13 (a), Sec. 30-13 (c)	Laboratory and Research Facility	Sec 6.5.12	<p><b>With No Recombinant DNA</b></p> <p><u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.</p> <p><u>Standards:</u> a. No recombinant DNA research or technology is involved. b. In</p>

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				the BU 5 District, the facility is exclusively for research purposes with no manufacturing on the premises. <b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.
Job printing	Manufacturing, Sec. 30-12 (a)	Business Services  Printing Establishment	Sec TBD  Sec 6.5.20	
Storage Warehouse	Manufacturing, Sec. 30-12 (a)	Wholesale Business and Storage or Distribution Facility	Sec 6.4.34	
Wholesale business, excluding on-site collection or storage for wholesale sale of trash or yard waste	Manufacturing, Sec. 30-12 (a)	Wholesale Business and Storage or Distribution Facility	Sec 6.5.27	<u>Defined:</u> Wholesale business, excluding the on-site collection or storage for wholesale sale of trash or yard waste of any sort (including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials). <u>Standards:</u> 1. In the LM and BU 2 Districts. No outside storage.
Yard of a contractor or builder for office and storage of vehicles and materials	Manufacturing, Sec. 30-12 (a)	Contractor Yard	Sec 6.5.29	
Radio or television broadcasting studio, subject to 30-18A	Manufacturing, Sec. 30-12 (a)	Radio or television transmission station	Sec 6.4.29	Defined. Standards. Wireless communication equipment shall be subject to Sec. 6.9.
Bottling works except for alcoholic beverages	Manufacturing Limited Manufacturing,	Bottling Works	Sec 6.5.3 (add standard re alcoholic bevs)	

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	Sec. 30-12 (a), Sec. 30-12 (d)			
Canvas products, fabrication and sales	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	<p><u>Defined:</u> Manufacturing includes:</p> <ol style="list-style-type: none"> <li>1. Canvas products, fabrication and sales;</li> <li>2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel</li> </ol>

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				fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials. <u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.
Carpentry or woodworking shop	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	Same as above
Casting lightweight and nonferrous metals	Manufacturing, Sec. 30-12 (a)	Manufacturing	Sec 6.5.15	Same as above
Food processing, wholesale except for meat, fish, vinegar, yeast, fat	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Food Processing, wholesale	Sec 6.5.9 (add exceptions)	
Glass fabrication and installation	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	Same as above
Ice manufacturing and storage	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet

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				<p>metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials.</p> <p><u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar</p>
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				objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.
Laundry, cleaning and dyeing establishment	Manufacturing, Sec. 30-12 (a)	Laundry, cleaning and dyeing establishment	Sec 6.5.13	
Machine shop excluding presses over ten tons, plumbing, and blacksmith shop	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	As above
Metal fabrication, light such as sheet metal, ducts, gutters, and leaders	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	Same as above
Molding, shaping, or assembly from prepared materials, including repairs	Manufacturing, Sec. 30-12 (a)	Manufacturing	Sec 6.5.15	Same as above
Optical and scientific instruments, jewelry manufacturing	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	Same as above
Sign painting shop	Manufacturing, Sec. 30-12 (a)	Sign painting shop	Sec 6.5.22	
Printing, publishing and reproduction establishments	Manufacturing, Sec. 30-12 (a)	Printing Establishment	Sec 6.5.20	
Shipbuilding, small boat building, yards for storage and repair (w/ standards)	Manufacturing, Sec. 30-12 (a)	Boat building, storage, repair	Sec 6.5.21	<u>Defined:</u> Shipbuilding, small boat building, yards for storage and repair. <u>Standards:</u> In the Manufacturing Districts, No ships or boats are located within 100 feet of a residential district.



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Veterinary hospital, kennel, or taxidermist	Manufacturing, Sec. 30-12 (a)	Veterinary hospital  Kennel  Taxidermist	Sec 6.4.37  Sec TBD	<u>Standards:</u> In the MU-4 District, a veterinary hospital is allowed by special permit, but may not have overnight boarding.
Wearing apparel, fabrication and processing	Manufacturing Limited Manufacturing, Sec. 30-12 (a), Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10.

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				Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials. <u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.
Other manufacturing uses	Manufacturing by special permit, Sec. 30-12 (c)	Manufacturing	Sec 6.5.15 (Add list of specific manufacturing types w/ sp for those not listed)	Same as above
Auto body or machine repair shop	Manufacturing by special permit, Sec. 30-12 (c)	Vehicle repair shop	Sec 6.4.33	<u>Defined:</u> A building or part of a building in which repairs are made to motor vehicles, or a repair shop in a garage or other building in which heavy machinery is used. An automobile school shall be regarded as a motor vehicle repair shop.
Motor vehicle storage, including outside storage of an auto dealer's inventory (w/ standards)	Manufacturing by special permit, Sec. 30-12 (c)	Vehicle Sales and Service Facility	Sec 6.4.34	<u>Defined:</u> The display, sales, storage and service of motor vehicles and the repair of motor vehicles performed in connection with said sales. <u>Standards:</u> In the Business 2 and Mixed Use 1 Districts, no lighting shall be allowed except such as is necessary for the safety and protection of the public

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				and prospective purchasers and such reasonable display lighting of the vehicles as the Board of Aldermen shall approve.
Car wash	Manufacturing by special permit, Sec. 30-12 (c)	Car Wash	Sec 6.4.10	<u>Defined:</u> An establishment for washing automobiles where 3 or more vehicles may be washed simultaneously.
Bakery, commercial or wholesale	Manufacturing by special permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)	Bakery, Wholesale	Sec 6.5.2	<u>Defined:</u> A bakery selling products at wholesale and not on premise.
Feed and seed store	Manufacturing by special permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)	Feed and seed store	Sec 6.5.8	
Paint store	Manufacturing by special permit, Sec. 30-12 (c)	Paint store	Sec 6.5.19	
Bird store	Manufacturing by special permit, Sec. 30-12 (c)	Animal services	Sec 6.4.1	<u>Defined:</u> Animal Services, including but not limited to sales and grooming and veterinary services; excluding overnight boarding.
Building materials sales yard and storage building	Manufacturing by special permit, Limited Manufacturing, Sec. 30-12 (c), Sec. 30-12 (d)	Building materials sales yard and storage building	Sec 6.5.4	
rDNA research and	Manufacturing	Laboratory and Research Facility	Sec 6.5.12	<b>With No Recombinant DNA</b>

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technology	and Mixed Use 1 and 2 by special permit, Sec. 30-12 (c), Sec. 30-13 (b), Sec. 30-13 (e)			<p><u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.</p> <p><u>Standards:</u> a. No recombinant DNA research or technology is involved. b. In the BU 5 District, the facility is exclusively for research purposes with no manufacturing on the premises.</p> <p><b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.</p>
Casting lightweight and nonferrous metal, no noxious fumes	Limited Manufacturing, Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	<p><u>Defined:</u> Manufacturing includes:</p> <ol style="list-style-type: none"> <li>1. Canvas products, fabrication and sales;</li> <li>2. Glass fabrication or installation;</li> <li>3. Ice manufacturing or storage;</li> <li>4. Laundry, cleaning and dyeing establishment;</li> <li>5. Light metal fabrication such as sheet metal, ducts, gutters and leaders;</li> <li>6. Lightweight and nonferrous metal casting (nonnoxious fumes);</li> <li>7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop);</li> <li>8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or any other cause);</li> <li>9. Molding, shaping or</li> </ol>

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				<p>assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials.</p> <p><u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.</p>
Laboratory research, no rDNA	Limited Manufacturing, Sec. 30-12 (d)	Laboratory and Research Facility	Sec 6.5.12	<p><b>With No Recombinant DNA</b></p> <p><u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.</p> <p><u>Standards:</u> a. No recombinant DNA research or technology is involved. b. In the BU 5 District, the facility is exclusively</p>

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				for research purposes with no manufacturing on the premises. <b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.
Molding shaping or assembly from prepared materials, including repairs, of boxes, ladders, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment; house, office, theater, playground equipment; signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods	Limited Manufacturing, Sec. 30-12 (d)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater,

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				playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials. <u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.
Paint store and sign painting shop	Limited Manufacturing, Sec. 30-12 (d)	Paint store Sign painting shop	Sec 6.5.19 Sec 6.5.22	
Printing, publishing, and reproduction establishments	Limited Manufacturing, Sec. 30-12 (d)	Business Services	Sec 6.5.20	
Shipbuilding, small boat building, yards for storage and repair	Limited Manufacturing, Sec. 30-12 (d)	Boat building, storage, repair	Sec 6.5.21	<u>Defined:</u> Shipbuilding, small boat building, yards for storage and repair. <u>Standards:</u> In the Manufacturing Districts, No ships or boats are located within 100 feet of a residential district.
Veterinary, dog or cat hospital, kennel, bird store or taxidermist	Limited Manufacturing, Sec. 30-12 (d)	Veterinary hospital  Kennel  Taxidermist	Sec 6.4.37    Sec TBD	<u>Defined:</u> <u>Standards:</u> In the MU-4 District, a veterinary hospital is allowed by special permit, but may not have overnight boarding.

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			Sec TBD	
Wholesale distribution plants	Limited Manufacturing, Sec. 30-12 (d)	Wholesale distribution plant	Sec 6.5.28	
Parking lot, public garage or public stable, fuel establishment and fuel oil distributor, garage repair shop but not for a motor vehicle repair shop	Limited Manufacturing by special permit, Sec. 30-12 (e)	Parking Facility, Accessory, Single Level Parking Facility, Accessory, Multi- Level Parking Facility, non-accessory, single level Parking Facility, non-accessory, multi-level Fuel Establishment	Sec 6.4.25	<u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory, 5. Public
Restaurant, pastry shop, coffee shop, fast food establishment, drive-in food service establishment or other such establishment when such establishment dispenses food products between 10:30 pm and 6 am, not including those with hotels/motels	Limited Manufacturing by special permit, Sec. 30-12 (e)	Restaurant, over 50 seats  Restaurant, 50 seats or less	Sec 6.4.30	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing



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				restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Commercial outdoor amusement or recreation place or places of assembly, including an outdoor motion picture theater	Limited Manufacturing by special permit, Sec. 30-12 (e)	Place of amusement, indoor or outdoor	Sec 6.4.24	<u>Defined:</u> Areas for outside storage, display and sale of goods and materials. <u>Standards:</u> No lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting as the Board of Aldermen shall approve.
Place of amusement or assembly other than a bowling alley	Limited Manufacturing by special permit, Sec. 30-12 (e)	Place of amusement, indoor or outdoor	Sec 6.4.24	<u>Defined:</u> Areas for outside storage, display and sale of goods and materials. <u>Standards:</u> No lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting as the Board of Aldermen shall approve.
Facility engaged in rDNA research or technology	Limited Manufacturing by special permit, Sec. 30-12 (e)	Laboratory and Research Facility	Sec 6.5.12	<b>With No Recombinant DNA</b> <u>Defined:</u> Research and development facility, laboratory or research facility with no recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances. <u>Standards:</u> a. No recombinant DNA

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				research or technology is involved. b. In the BU 5 District, the facility is exclusively for research purposes with no manufacturing on the premises. <b>With Recombinant DNA.</b> Research and development facility, laboratory or research facility that includes recombinant DNA research or technology, as defined in Sections 12-20 et. seq. of the Revised Ordinances.
Telecommunications and data storage facility	Limited Manufacturing and Mixed Use 1 by special permit, Sec. 30-12 (e), Sec. 30-13 (b)	Telecommunications and data storage facility	Sec 6.5.23	<u>Defined:</u> A facility for the operation, monitoring and maintenance of telecommunications switching equipment, data storage computers, internet connectivity routers, and ancillary equipment.
Manufacturing, provided that such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features or dangerous to the neighborhood on account of fire or any other cause	Mixed Use 1, Sec. 30-13 (a)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); 8. Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire or

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				<p>any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials.</p> <p><u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.</p>
Retail store provided that a free-standing retail structure shall contain a minimum of 5,000 sq ft of gross floor area	Mixed Use 1 by special permit, Sec. 30-13 (b)	<p>Retail Sales, over 5,000 square feet</p> <p>Retail Sales, 5,000 square feet or less</p>	Sec 6.4.31	<p><u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise.</p> <p><u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross</p>

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				floor area.
Wholesale business	Mixed Use 1 by special permit, Sec. 30-13 (b)	Wholesale Business and Storage or Distribution Facility	Sec 6.5.27	<u>Defined:</u> Wholesale business, excluding the on-site collection or storage for wholesale sale of trash or yard waste of any sort (including, but not limited to recyclable materials, brush, leaves, grass clippings and any other similar materials). <u>Standards:</u> 1. In the LM and BU 2 Districts. No outside storage.
Storage or distribution facility	Mixed Use 1 by special permit, Sec. 30-13 (b)	Wholesale Business and Storage or Distribution Facility	Sec 6.4.34	
Service establishment	Mixed Use 1 by special permit and Mixed Use 2, Sec. 30-13 (b), Sec. 30-13 (c)	Business Services Personal Services	Sec TBD Sec 6.4.26	<u>Defined:</u> Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, laundry, and dry cleaning drop off.
Restaurants and businesses with alcohol/wine licenses issued by city – free-standing with min 5,000 sq ft	Mixed Use 1 by special permit, Sec. 30-13 (b)	Restaurant, over 50 seats  Restaurant, 50 seats or less	Sec 6.4.30	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common

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				Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Inside sales, service, display or storage of motor vehicles	Mixed Use 1 and 2 by special permit, Sec. 30-13 (b), Sec. 30-13 (e)	Vehicle Sales and Service Facility	Sec 6.4.34 (note no outdoor in MU2?)	
Outdoor storage, display and sale of motor vehicles w/ lighting standards	Mixed Use 1 by special permit, Sec. 30-13 (b)	Vehicle Sales and Service Facility	Sec 6.4.36	<u>Defined:</u> The display, sales, storage and service of motor vehicles and the repair of motor vehicles performed in connection with said sales. <u>Standards:</u> In the Business 2 and Mixed Use 1 Districts, no lighting shall be allowed except such as is necessary for the safety and protection of the public and prospective purchasers and such reasonable display lighting of the vehicles as the Board of Aldermen shall approve.
Retail Store	Mixed Use 2, Sec. 30-13 (c)	Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 6.4.31	<u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general

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				merchandise. <u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.
Personal Services	Mixed Use 2, Sec. 30-13 (c)	Personal Services	Sec 6.4.26	Defined: Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, laundry, and dry cleaning drop off.
Job printing under 3,000 sq ft	Mixed Use 2, Sec. 30-13 (c)	Business Services	Sec 6.4.19?	Nothing Listed
Restaurants having not more than 50 seats	Mixed Use 2, Sec. 30-13 (c)	Restaurant, 50 seats or less	Sec 6.4.30	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District,

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				restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Dwelling units above the first floor provided that the first floor is used for a use allowed above	Mixed Use 2, Sec. 30-13 (c)	Residential Use, above ground floor	Sec 6.2.4	<u>Standards:</u> 1. BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to conditions (noted in 6.2.4)
Assembly or fabrication of materials manufactured off-premises in building not exceeding 10,000 sq ft	Mixed Use 2 by special permit, Sec. 30-13 (e)	Manufacturing	Sec 6.5.15	<u>Defined:</u> Manufacturing includes: 1. Canvas products, fabrication and sales; 2. Glass fabrication or installation; 3. Ice manufacturing or storage; 4. Laundry, cleaning and dyeing establishment; 5. Light metal fabrication such as sheet metal, ducts, gutters and leaders; 6. Lightweight and nonferrous metal casting (nonnoxious fumes); 7. Machine shop (excluding presses over ten tons, plumbing, blacksmith shop); <b>8.</b> Manufacturing (provided that such use shall be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar

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				<p>objectionable features, or dangerous to the neighborhood on account of fire or any other cause); 9. Molding, shaping or assembly from prepared materials (including repairs) of boxes, staging, toys, stationary, novelties, paper boxes, toilet preparations, drugs, perfumes, flavoring extracts, medical and hygienic appliances, clothing, textiles, hats, leather and sporting goods, mattresses, store and office equipment, house, office, theater, playground equipment, signs, musical instruments, art goods, industrial models, tools, appliances or electrical goods; 10. Optical, scientific instrument and jewelry manufacturing; 11. Sign painting establishment; Wearing apparel fabrication and processing; and 13. Yard of a contractor or builder for office and storage of vehicles and materials.</p> <p><u>Standards:</u> In the MU 1 and Manufacturing Districts, such use shall not be injurious, noxious or offensive to the neighborhood by reason of noise, smoke, odor, gas, dust or similar objectionable features, or dangerous to the neighborhood on account of fire, or any other cause.</p>
Sanitarium, convalescent or rest home	Mixed Use 2 by special permit, Sec. 30-13 (e)	Hospital, sanitarium, convalescent or rest home or other like institution	Sec 6.3.6 (note, no hospitals in MU2)	<u>Defined:</u>
Job printing over 3,000 sq ft (sp in MU2)	Mixed Use 2 by special permit, Sec. 30-13 (e)	Job Printing	Sec 6.4.19 Or Sec TBD	Nothing listed



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Parking lots, limited to single level	Mixed Use 2 by special permit, Sec. 30-13 (e)	Parking Facility, Accessory, Single Level Parking Facility, non-accessory, single level	Sec 6.4.25	<u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory, 5. Public
Restaurants over 50 seats and businesses with city issued alcohol license	Mixed Use 2 by special permit, Sec. 30-13 (e)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 6.4.30 (note sp needed if serving alcohol)	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the

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				City.
Gasoline service station: the following uses are not considered accessory to gas station unless receive sp – carwash, trailer/motor vehicle leasing, retail outlets, service establishments, self-service gas pumps	Mixed Use 2 by special permit, Sec. 30-13 (e)	Fuel Establishment	Sec 6.4.15	<p><u>Defined:</u> Any business, including a gasoline service station, which for wholesale or retail sales or any combination thereof, expands an existing capacity or introduces on-site fuel, petroleum products, gas, LNG, or propane for residential, commercial, industrial or motor vehicle use or sales, in an amount in excess of 5,000 gallons. Excluded are residential properties storing 5,000 gallons of fuel oil or less. <b>2. Gasoline service station.</b> A building or structure or part of a building or structure used in connection with tanks, pumps and other appliances for supplying motor vehicles with gasoline, compressed air, oil, water and similar supplies, and accessories and/or used in connection with making minor repairs and adjustments on motor vehicles, other than structural repairs. <b>3. Fuel oil distributor.</b> Any business which stores fuel oil above or underground for the purposes of direct resale to retail customers of the fuel oil distributor or to other fuel oil distributors.</p> <p><u>Standards:</u> The following or similar uses shall not occur in conjunction with a gasoline service station or be considered an accessory use to a gasoline service station unless such use has been authorized pursuant to a special permit: carwash; trailer or motor vehicle leasing; retail outlets or service establishments;</p>

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				self-service gasoline pumping facilities.
Accessory parking	Mixed Use 3, Sec. 30-13 (f)(2)	Parking Facility, Accessory, Single Level Parking Facility, Accessory, Multi- Level	Sec 6.4.25	<u>Defined:</u> 1. Single Level, 2. Multi-Level, 3. Accessory, 4. Non-Accessory, 5. Public
Mixed use development exceeding 20,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Residential Use, above ground floor Office Retail Sales, up to 5,000 square feet Retail Sales, over 5,000 square feet	Sec 6.2.4  Sec 6.4.31	<u>Standards:</u> 1. BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to conditions.  <u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise. <u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.
General office including research and development, professional offices, business incubator	Mixed Use 3, Sec. 30-13 (f)(2)	Office	Sec 6.4.21	<u>Defined:</u> Offices for professional, business, or medical purposes or for business purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises. <u>Standards:</u> In the MU-3 District, an office is allowed on the ground floor by special permit.

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Office on ground floor	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Office	Sec 6.4.21	Same as above
Medical offices	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Medical Office	Sec 6.4.21	Same as above
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, general merchandise up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Retail Sales, up to 5,000 square feet	Sec 6.4.31	<u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise. <u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, general merchandise more than 5,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Retail Sales, over 5,000 square feet	Sec 6.4.31	Same as above
Eating and drinking establishments up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 6.4.30 (note 5,000 sq foot standard)	<u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6. <u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in

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				<p>this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b>, and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.</p>
Eating and drinking establishments more than 5,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	<p>Restaurant, over 50 seats</p> <p>Restaurant, 50 seats or less</p>	Sec 6.4.30 (note 5,000 sq foot standard)	<p><u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6.</p> <p><u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and</p>

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				businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off up to 5,000 sq ft	Mixed Use 3, Sec. 30-13 (f)(2)	Personal Services	Sec 6.4.26	Defined: Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, laundry, and dry cleaning drop off.
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off more than 5,000 sq ft	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Personal Services	Sec 6.4.26	Same as above
Retail banking and financial services	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Bank	Sec 6.4.3	<u>Defined:</u> Bank, trust company or other banking institution. <u>Standards:</u> 1. Drive-in facilities are prohibited in the BU 1, 2, 3 and 4, MU 1

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				and 2, and LM Districts.
ATM	Mixed Use 3, Sec. 30-13 (f)(2)	ATM		
Car sharing services, car rental, bike rental, electric car-charging stations that reduce reliance on single-occupancy vehicles	Mixed Use 3, Sec. 30-13 (f)(2)	Car sharing services, car rental, bike rental, electric car-charging station	Sec 6.4.9	<u>Defined:</u>
Health Club	Mixed Use 4 by special permit and Mixed Use 3, Sec. 30-13 (h)(2), Sec. 30-13 (f)(2)	Health Club	Sec 6.4.17	<u>Defined:</u> A commercial establishment which as its primary purpose provides facilities for individual physical health activities, such as aerobic exercise, running and jogging, use of exercise equipment, saunas, showers, massage rooms and lockers. Such establishments are operated as a business even if open only to members and their guests on a membership basis and not to the public at large paying a daily admission fee. <u>Standards:</u> In the MU-3 District, a health club may be allowed on the ground floor only by special permit.
Health club on ground floor	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Health Club	Sec 6.4.17	Same as above
Place of entertainment and assembly, theater	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Place of amusement, indoor or outdoor Theatre, hall	Sec 6.4.27 Sec 6.3.12	Defined. [reserved]
Lodging hotel, motel,	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Hotel or Lodging Establishment	Sec 6.4.18	<u>Defined:</u> A building or several buildings containing 6 or more sleeping rooms for guests, other than a dormitory, lodging house or apartment house. <u>Standards:</u> 1. In the BU 5 District, in

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				addition to the density and dimensional controls set forth in Sec. 4.1.3, the lot or tract of land shall have a minimum area of 2 acres and 25% of the lot or tract of land shall be in landscaped area.
Multifamily dwelling (a building containing three or more dwelling units)	Mixed Use 3, Sec. 30-13 (f)(2)	Multifamily Dwelling Residential Use, above ground floor Residential use, ground floor	Sec 6.2.4  Sec 1.5.1 D	<u>Standards:</u> 1. BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use development exceeding 20,000 square feet. 3. MR 4 District. A special permit is required, subject to conditions  <u>Defined:</u> Multifamily. A building or structure containing 3 or more primary dwelling units.
Live/work space or home business	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Live/Work Space Home Business	Sec 6.2.13	
Single room occupancy dwelling or single-person occupancy dwelling	Mixed Use 3 by special permit, Sec. 30-13 (f)(2)	Single room occupancy dwelling	Sec 6.2.15	
Assisted living or nursing home	Mixed Use 3 and 4 by special permit, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Elderly Housing	Sec 6.2.11 (incorporate assisted living into definition and note where standard applies)	<u>Defined:</u> Elderly housing with services, including residential care facilities, assisted living facilities and congregate care facilities. <u>Standards:</u> In the business districts, the Board of Aldermen may grant a special permit for elderly housing with services with a lot area of no less than 400 square feet per dwelling un



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Community use space	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Community Use Space	Sec 6.3.3	<u>Defined:</u> Space that is open to the public and used for, but not limited to, ball courts, gymnasium, play areas, community meeting rooms, community gardens, social services, outdoor play areas, playgrounds, related seating areas, and similar uses.
Day care adult or child	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Family child care home, large family child care home, day care centers Adult Day Care	Sec 6.3.4  Sec TBD	Too big to copy
Place of religious assembly	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Religious Institution	Sec 6.3.10	Too big to copy
Government office or services (MU3, MU4)	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Public Use	Sec 7.3.5  Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in

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				accordance with Section 5-58.
Park or garden	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
Nonprofit or public school	Mixed Use 3 and 4, Sec. 30-13 (f)(2), Sec. 30-13 (h)(2)	School or other educational purposes, public or non-profit	Sec 6.3.11	Too big to copy
Rail or bus terminal	Mixed Use 3, Sec. 30-13 (f)(2)	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or

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				<p>accessory to those authorized above.</p> <p><u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.</p>
Public parking	Mixed Use 3, Sec. 30-13 (f)(2)	Public Use	Sec 6.3.9	Same as above
<u>Prohibited:</u> Drive-in business, manufacturing, sales of motor vehicles, car wash, gas station or motor vehicle service station, fast food establishments	Mixed Use 3, Sec. 30-13 (f)(2)	NA		
General office including research and development, professional offices, medical office above or below street level	Mixed Use 4, Sec. 30-13 (h)(2)	Office  Medical Office	Sec 6.4.21	<p><u>Defined:</u> Offices for professional, business, or medical purposes or for business purposes, excluding the retail sale of tangible personal property from a stock of goods on the premises.</p> <p><u>Standards:</u> In the MU-3 District, an office is allowed on the ground floor by special permit.</p>
General office including research and development, professional offices, medical office at street level	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Office  Medical Office	Sec 6.4.21	Same as above
Animal services including sales and grooming,	Mixed Use 4 by special permit,	Animal services	Sec 6.4.1	<u>Defined:</u> Animal Services, including but not limited to sales and grooming and

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veterinary services but excluding overnight boarding	Sec. 30-13 (h)(2)	Veterinary Hospital	Sec 6.4.37	veterinary services; excluding overnight boarding. <u>Defined:</u> [reserved] <u>Standards:</u> In the MU-4 District, a veterinary hospital is allowed by special permit, but may not have overnight boarding.
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, art gallery, general merchandise 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Retail Sales, up to 5,000 square feet	Sec 6.4.31	<u>Defined:</u> Retail sales, including but not limited to specialty food store, convenience store, newsstand, bookstore, food coop, retail bakery, and general merchandise. <u>Standards:</u> 1. In the MU 1 District, a free-standing retail structure shall contain a minimum of 5,000 square feet of gross floor area.
Retail sales including specialty food stores, convenience store, newsstand, bookstore, food coop, retail bakery, art gallery, general merchandise more than 5,000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Retail Sales, over 5,000 square feet	Sec 6.4.31	Same as above
Personal services including barbershops, salon, tailor, cobbler, personal trainer, fitness studio, laundry, dry cleaning drop off 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Personal Services	Sec 6.4.26	Defined: Personal services, including but not limited to barbershop, salon, tailor, cobbler, personal trainer or fitness studio, laundry, and dry cleaning drop off.
Personal services including barbershops, salon, tailor, cobbler,	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Personal Services	Sec 6.4.26	Same as above

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personal trainer, fitness studio, laundry, dry cleaning drop off more than 5,000 sq ft				
Business service establishments including copying and printing establishments and shipping services, 5000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Business Services	Sec TBD	
Business service establishments including copying and printing establishments and shipping services, more than 5000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Business Services	Sec TBD	
Eating and drinking establishments with 50 seats or less	Mixed Use 4, Sec. 30-13 (h)(2)	Restaurant, 50 seats or less	Sec 6.4.30	<p><u>Defined:</u> An establishment where the principal activity is the service or sale of food or drink for on premises consumption. These standards apply to restaurants in B2, B3, B4, and B6.</p> <p><u>Standards:</u> In the LM District, restaurant, pastry shop, coffee shop, fast food establishment, drive in food service establishment, or other such establishment when such establishment dispenses food products between 10:30 p.m. and 6:00 a.m., but not including in this paragraph any such business operated as part of a hotel or motel. In the MU 1 District, restaurants and businesses which hold a Common Victualler-All Alcoholic, or Common Victualler-Wine/Malt Beverages license</p>

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				issued by the licensing authority of the City, provided that a free-standing restaurant or business shall contain a minimum of 5,000 square feet of gross floor area. In the MU-2 District, restaurants over 50 seats, excluding any additional outdoor sidewalk seats permitted under <b>Sec. 12-70</b> , and such businesses which hold a Common Victualler-All Alcoholic or Common Victualler-Wine/Malt Beverages license issued by the licensing authority of the City.
Eating and drinking establishments with more than 50 seats	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Restaurant, over 50 seats	Sec 6.4.30	Same as above
Eating and drinking establishments open between the hours of 11:30 pm and 6 am	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Restaurant, over 50 seats Restaurant, 50 seats or less	Sec 6.4.30 note standard	Same as above
Retail banking and financial services, 5,000 sq ft or less	Mixed Use 4, Sec. 30-13 (h)(2)	Bank	Sec 6.4.3	<u>Defined:</u> Bank, trust company or other banking institution. <u>Standards:</u> 1. Drive-in facilities are prohibited in the BU 1, 2, 3 and 4, MU 1 and 2, and LM Districts.
Retail banking and financial services more than 5,000 sq ft	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Bank	Sec 6.4.3	Same as above
Place of entertainment and assembly, theater, club	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Place of amusement, indoor or outdoor Theatre, hall Club, clubhouse	Sec 6.4.27  Sec 6.3.12 Sec 6.3.2	<u>Defined:</u> [reserved]  <u>Defined:</u> [reserved] <u>Defined:</u> 1. Club. Any organization of persons having a common purpose, provided that said purpose is not a profit

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				<p>venture. 2. Clubhouse. Any building or structure used, in whole or in part, by a club.</p> <p><u>Standards:</u> In residence district zones, a clubhouse shall maintain the appearance of a residential building or structure of type and character similarly located within such zone and further provided that the lot area covered by such building, structure, driveways and required parking shall not exceed 50%</p>
Lodging including bed & breakfast, hotel, motel	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Hotel or Lodging Establishment	Sec 6.4.18	<p><u>Defined:</u> A building or several buildings containing 6 or more sleeping rooms for guests, other than a dormitory, lodging house or apartment house.</p> <p><u>Standards:</u> 1. In the BU 5 District, in addition to the density and dimensional controls set forth in Sec. 4.1.3, the lot or tract of land shall have a minimum area of 2 acres and 25% of the lot or tract of land shall be in landscaped area.</p>
Open-air business	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Open-air Business	Sec 6.4.23	<p><u>Defined:</u> A business conducted outdoors, without any primary structures.</p>
Car sharing services, car rental, bike rental, electric car-charging stations	Mixed Use 4, Sec. 30-13 (h)(2)	Car sharing services, car rental, bike rental, electric car-charging station	Sec 6.4.9	<p><u>Defined:</u> [reserved]</p>
Multifamily dwelling (a building containing three or more dwelling units) above street level	Mixed Use 4, Sec. 30-13 (h)(2)	Multifamily Dwelling Residential Use, above ground floor	Sec 6.2.4	<p><u>Standards:</u> 1. BU-1 through BU-4. Multi-unit residential is an allowed use in upper stories of a building containing allowed commercial uses on the ground floor. 2. MU-3 Districts. Residential use is allowed above the ground floor in a mixed use</p>

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Parking, non-accessory commercial	Mixed Use 4 by special permit, Sec. 30-13 (h)(2)	Parking Facility, non-accessory, single level Parking Facility, non-accessory, multi-level	Sec 6.4.25	Same as above
Public rail or bus station	Mixed Use 4, Sec. 30-13 (h)(2)	Public Use	Sec 6.3.9	<u>Defined:</u> Land, structures and buildings used or designed, arranged or constructed for one or more of the following purposes: 1. Public streets and highways; 2. Commons; 3. Public gardens; 4. Parks and conservation areas; 5. Playgrounds; 6. Public parking lots; 7. Railroads; 8. Waterworks reservations; 9. Public purposes; 10. Publicly-owned cemeteries; 11. Other uses similar or accessory to those authorized above. <u>Standards:</u> Public uses shall be subject only to site plan review and shall not be subject to dimensional, parking or any otherwise applicable zoning requirement. Where the City of Newton is the owner, the building must be constructed in accordance with Section 5-58.
<u>Prohibited:</u> Drive-in business, hospital, manufacturing, funeral home, sales of motor vehicles, car wash, gas station or motor vehicle service station, fast food establishments, personal storage warehouse	Mixed Use 4, Sec. 30-13 (h)(2)	NA		